

MINUTES OF THE ZONING BOARD
REGULAR MEETING, MONDAY, AUGUST 8, 2016 AT
7:00PM, ON THE 4th FLOOR, CAFETERIA,
GOVERNMENT CENTER BLDG, 888 WASHINGTON
BLVD., STAMFORD, CT

Present for the Board: Thomas Mills (Chair); David Stein (Secretary), Joanna Gwozdzowski, William Morris and Rosanne McManus. Present for Staff, Norman Cole, Land Use Bureau Chief, David W. Woods, Principal Planner and Vineeta Mathur, Associate Planner

Chairman Mills called the meeting to order at 7:12pm

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: July 25, 2016. Following a brief discussion, Ms. Gwozdzowski moved approval of the minutes as modified, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Stein, Morris, McManus, Gwozdzowski)

PENDING APPLICATIONS

1. **Appl. 216-03 - SOUTHFIELD PROPERTY LLC, Text change**, to Amend Article III, Section 9AAAA (4) (g) to modify the front yard setback requirements in the DWD zone

Ms. McManus moved to approve application 216-03 as submitted, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Stein, Morris, McManus, and Gwozdzowski)

2. **Appl. 215-02 – THE STRAND/BRC GROUP, LLC, Text change**, to Amend Article III, Section 9(J)(5)(b) of the SRD-S District to increase permitted non-residential floor area ratio (FAR) from 0.20 to 0.23.

Mr. Stein moved to approve application 215-02 as submitted, seconded by Ms. McManus and carried on a vote of 5 to 0 (Mills, Stein, Morris, McManus, and Gwozdzowski)

3. **Appl. 215-03 – THE STRAND/BRC GROUP, LLC, Washington Blvd./Bateman Way, Amend GDP**, requesting approval to amend the General Development Plan (GDP) for Harbor Point, originally approved as Application

206-57, by: 1) removing the note on the plan stating “maintain existing boat storage operation” and adding a note to read “Block P7 Permitted Uses: Office and Retail, Public Access, Marina, Parking” and 2) deleting the language of approval Condition #7 and replacing it with “Subject to SRD regulations, any future final site plan application, for full development of the 14 acre site, shall include a marina and public access improvements which shall be subject to review and approval of the Zoning Board for property located in the SRD-S district, and to seek Coastal Site Plan Review of these amendments.

Ms. Manus moved to approve application 215-03 subject to the draft motion prepared by staff as modified by the Board, seconded by Mr. Morris and carried on a vote of 5 to 0 (Mills, Stein, Morris, McManus, Gwozdzowski)

4. **Appl. 215-04 – SOUTHFIELD PROPERTY, LLC, Text change**, to Amend Article III, Section 9AAAA DWD Designed Waterfront Development District standards regarding maximum building height, minimum front setback, retention of existing structures and exemption of Water Dependent Uses from the calculation of building coverage, ground coverage, public access, preservation of visual resources and landscaping.

Ms. Gwozdzowski moved to approve application 215-04 subject to the draft motion prepared by staff, seconded by Ms. McManus and carried on a vote of 5 to 0 (Mills, Stein, Morris, McManus, Gwozdzowski)

5. **Appl. 215-05 – WATERFRONT OFFICE BUILDING, LP, Map Change**, requesting approval to amend the Zoning Map to change from CWD to DWD for approximately 8.15 acres of property known as Stamford Landing and identified as 46, 62, 68 and 78 Southfield Avenue, Block #25.

Mr. Morris moved to approve application 215-05 as submitted, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills, Stein, Morris, McManus, Gwozdzowski)

- 6.. **Appl. 215-06 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Special Exception, General Development Plans and Coastal Site Plan Review**, requesting approval of special exceptions and General Development Plan to construct 218 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone. Special Exceptions being requested for proposed uses and development of the

project and to establish a DWD district and to provide residential, retail and office and a boatyard/marina use and general public access.

Mr. Cole discussed the traffic study and the revised conditions that include a reference to the improvements promised by the applicant. The Zoning Board listened to the May 16th tape recording regarding the discussion of the committed \$750,000 for off-site improvements.

Mr. Morris moved to approve application 215-06 subject to the draft motion prepared by staff as modified by the Board, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Stein, Morris, McManus, Gwozdzowski)

7. **Appl. 215-07 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Final Site and Architectural Plans & Requested Uses, Special Exception and Coastal Site Plan Review**, requesting approval of Final Site & Architectural Plans, Special Exception and Coastal Site Plan Review to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone.

The Zoning Board discussed the revisions to the conditions at length. Mr. Stein moved to approve application 215-07 subject to the draft motion prepared by staff as modified by the Board, seconded by Ms. McManus and carried on a vote of 5 to 0 (Mills, Stein, Morris, McManus, Gwozdzowski)

8. **CSPR-978 – WATERFRONT MAGEE, LLC, 205 Magee Avenue**, to provide winter boat storage on 3.5 acres in M-G zone, temporary parking, no utilities and no equipment storage.

Ms. Gwozdzowski moved to approve application CSPR 978 subject to the draft motion prepared by staff as modified by the Board, seconded by Ms. McManus and carried on a vote of 5 to 0 (Mills, Stein, Morris, McManus, Gwozdzowski)

ADJOURNMENT

Ms. McManus moved to adjourn the meeting, seconded by Mr. Stein and unanimously approved 5 to 0 (Mills, Morris, Stein, McManus, Gwozdzowski).

The meeting was adjourned at 11:58 pm.

Respectfully submitted,

David Stein, Secretary
Stamford Zoning Board

ZB RM080816